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Donna Hayes <landuseadmin@townofkentct.org>

Kent Station Square, Railroad Street

1 message

John McPhee <jmcphee@optonline.net>

Thu, Jan 7, 2021 at 9:43 AM

To: Donna Hayes <landuseadmin@townofkentct.org>

Cc: Lulu McPhee <lmcphee@optonline.net>

Donna, it was nice speaking with you yesterday. Thanks again for your time.

My wife Laura and I are interested in redeveloping the property located at 9, 11 and 13 Railroad Street. We believe that multi family residential would be a better use than currently vacant small retail/commercial space. We believe that this use is both needed and appropriate, and the design will be consistent with the unique architectural fabric of the town.

I would like a determination from the commission if they would consider allowing the conversion of the three existing buildings on the site from retail/office to multi family residential use. We would envision these units being used either for short or long term rentals.

Specifically we would request approval for adaptation of an existing building or buildings for multi-family residential use under section 4100 #26.

"Adaptation of an existing building or buildings for multi-family residential use subject to the following provisions:

- a. There shall be at least 4,000 square feet of lot area for each dwelling unit.
- b. No proposed development shall be approved unless connected to the Town sanitary sewer system.
- c. Adequate provision shall be made for the collection and disposal of garbage and refuse and such facilities shall be in conveniently located areas, enclosed and visually screened from view."

I have attached a recent survey of the property. We would appreciate any guidance you and or the board could give us as it relates to this property.

We are local long term real estate investors with a keen interest in creating a project that will improve the property for years to come.

Best regards,

John & Laura McPhee
178 Indian Trail Road
New Milford, CT 06776
203.585.4861

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 **Kent Station Square Survey.pdf**
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